



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660022004 Parcel ID 000000-00-0-00426-001-0022 Cadastral ID 26-21-14-04250 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 334623 KINNANE, DARRYL 7710 N 173RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 07710 173RD E AVE Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0022 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1056 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size Lot Count 0 Units Buildable 2 Non-Ag Acres 0.7213 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 31,422.00 x 2.79 = 87,633 Factor Value Adjustments 1.0000 Lot Value 87,633		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl
Base/Total Area	1,563 / 1,563
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,563
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	208,848	133.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	246,350		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.61	Total Misc Impr	+ 16,299				
Roofing Adj	+ 3.93	Garage Cost	+ 13,023				
Subfloor Adj	+ 0.00	Total RCN	= 218,320				
Heat/Cool Adj	+ 10.30	Depreciation (49%)	- 106,977				
Plumbing Adj	+ 8.08	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 111,343				
Adj Base Cost	= 120.92	Lot Value	+ 87,633				
Total Area	x 1,563	Indicated Value	= 198,976				
Adjusted Cost	= 188,998	Value Per SqFt	127.30				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,343		
Lot Value	87,633		
Indicated Value	198,976	127.30	Per SqFt
Agland Value			
Site Improvements	57,653		
Total Value	256,629	164.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	53528	24x7		168	20.77		3,489
PRCH	SLAB PORCH - COVERED	53529	24x17		408	20.18		8,233



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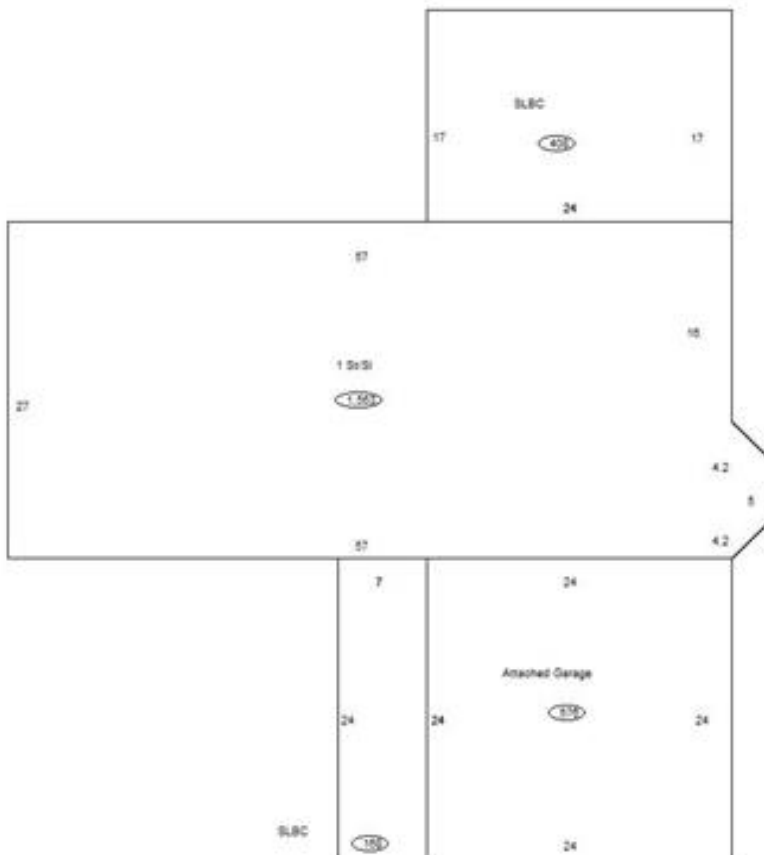
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Sketch Image

660022004



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,563	1.000	1,563
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PRCH		10	SLBC	408	1.000	408
Total Building Area						1,563		1,563



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x50x0		Formed Metal	1,500
	Qual 5	Cond 5	Year 2022	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (39.48 x 1,500)	59,220		59,220	1,777	57,443



STF	STG FAIR		10x18x0			180
Qual 2	Cond 3	Year		Eff Age 1520		

Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (4.68 x 180)	842		842	632	210